

To the Members of the California State Assembly:

I am returning Assembly Bill 2702 without my signature.

This bill establishes more detailed standards regarding the development of second unit housing in California. One provision specifically restricts local governments from requiring a second unit floor space to be less than 550 square feet. This creates a one-size fits all approach to second units being built in local neighborhoods.

This bill limits the say of local governments, homeowners, and local communities regarding second units being constructed in their neighborhoods. In effect, this bill dictates unilateral decisions by the state regarding what type of development is appropriate for local communities without any community participation.

As a strong proponent of local control, I believe that government is most responsive and accountable to people when it is close to the people. This bill removes that control away from local officials, where homeowners and residents can voice their concerns about their neighborhoods and moves it to a state bureaucracy in Sacramento.

Additionally, with the unanticipated growth from second units on single family properties, this bill does not take into consideration the impact and ability for local governments to provide adequate water, sewer and schools.

My Administration is very aware of the lack of affordable housing facing California. At the beginning of my Administration, I asked the Secretary of the Business, Transportation and Housing Agency to pursue an aggressive agenda into finding ways of increasing home ownership opportunities for all Californians. I encourage all housing advocates and local governments to work with the Secretary to implement this agenda making the American Dream more affordable and available to our citizens.

For these reasons I am unable to support this bill.

Sincerely,

Arnold Schwarzenegger